

Planning Committee: 1st December 2020

Observations received following the publication of the agenda

Item 2 – W/20/0729 - 4 Risdale Close, Leamington Spa, CV32 6NN

The applicant has provided a data sheet giving details of the EWI (External Wall Insulation) system that is proposed to be fitted underneath the render to improve the thermal properties of the building. This applicant has highlighted that this element of the proposal aligns with the Town Council's comment on the development being a 'positive opportunity for the installation of external insulation'.

Whilst it is appreciated that the proposed EWI system could decrease heat transfer through the front and rear elevations of the property, the benefits of this system are not considered to outweigh the harm that the proposed development would have to the character of the street scene. The brick side elevations of the dwelling are proposed to be retained and it is worth noting that there are a variety of alternative means by which home-owners can improve the thermal efficiency of a building, such as internal wall and roof insulation. External wall insulation is not the only option for this dwelling and Officers consider that benefits derived from the proposed EWI do not outweigh the reasons for refusal.

Item 8 - W/20/1217 – 34 Watling Road

Consultation response

WCC Ecology has reviewed the Bat Survey report submitted and is satisfied that as no evidence of bats were found, a bat note should be attached to any approval granted. The Ecologist also recommends notes relating to nesting birds, hedgehogs and amphibians.

As the development will result in a small loss of biodiversity through reduction in garden area. To enhance the nature conservation value of the site, it is recommended bat and bird boxes to be installed on the building or retained trees. This is considered appropriate and will be secured via condition.